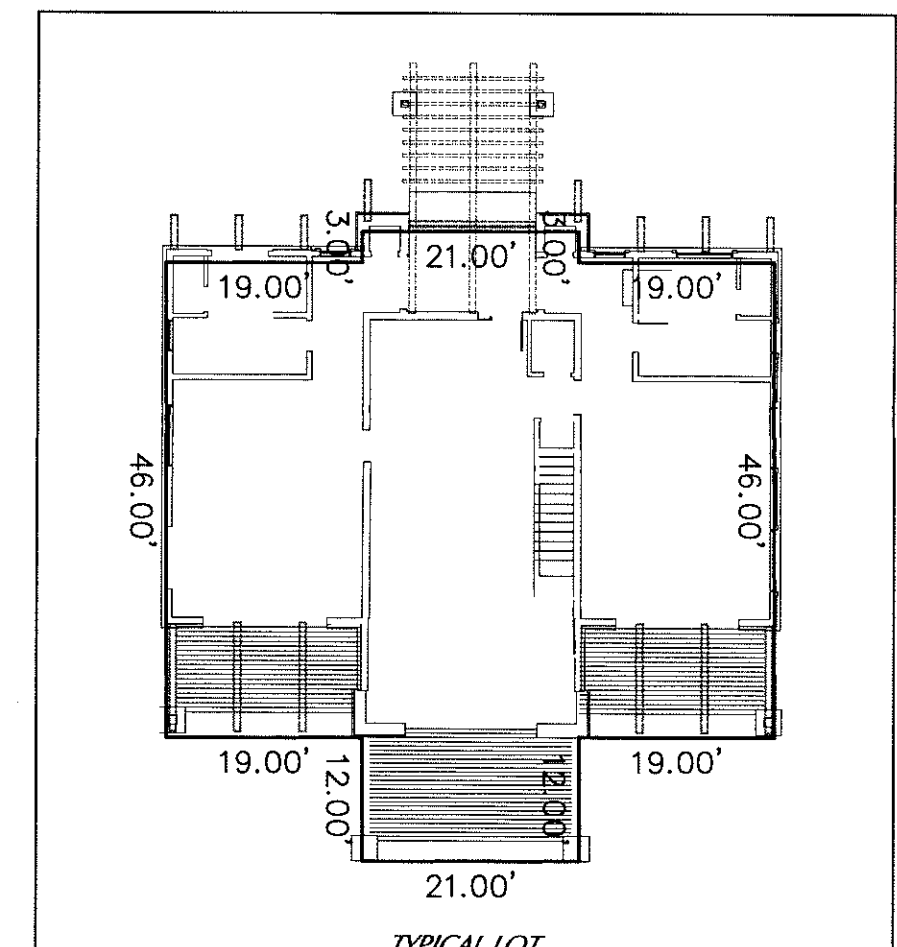
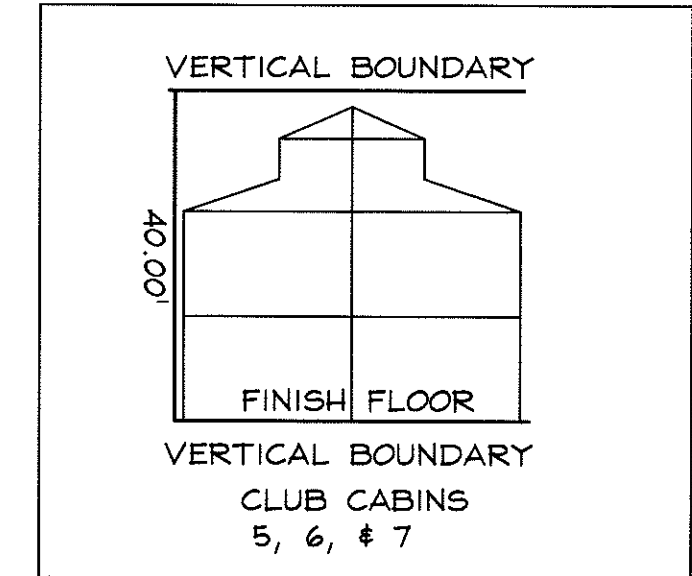
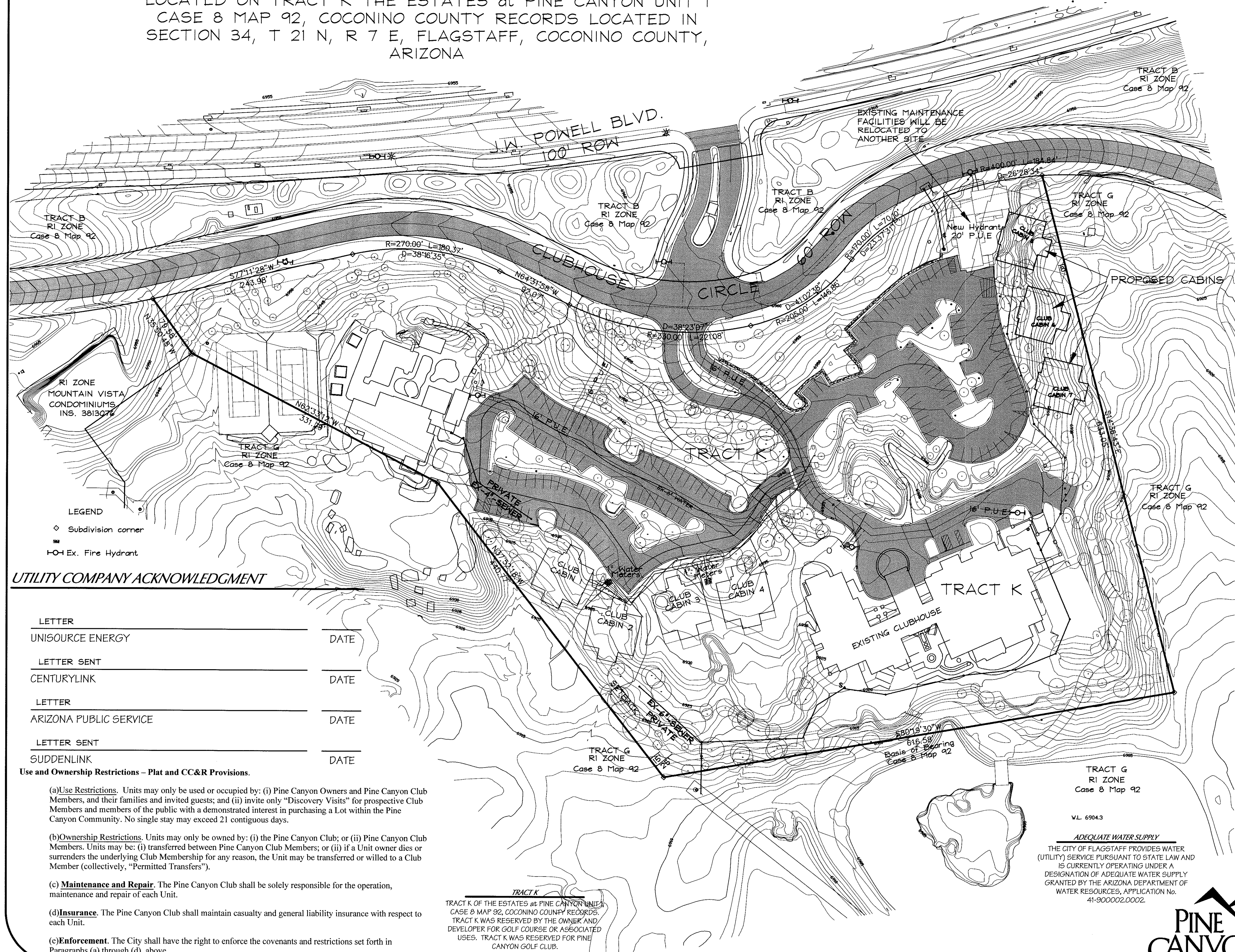
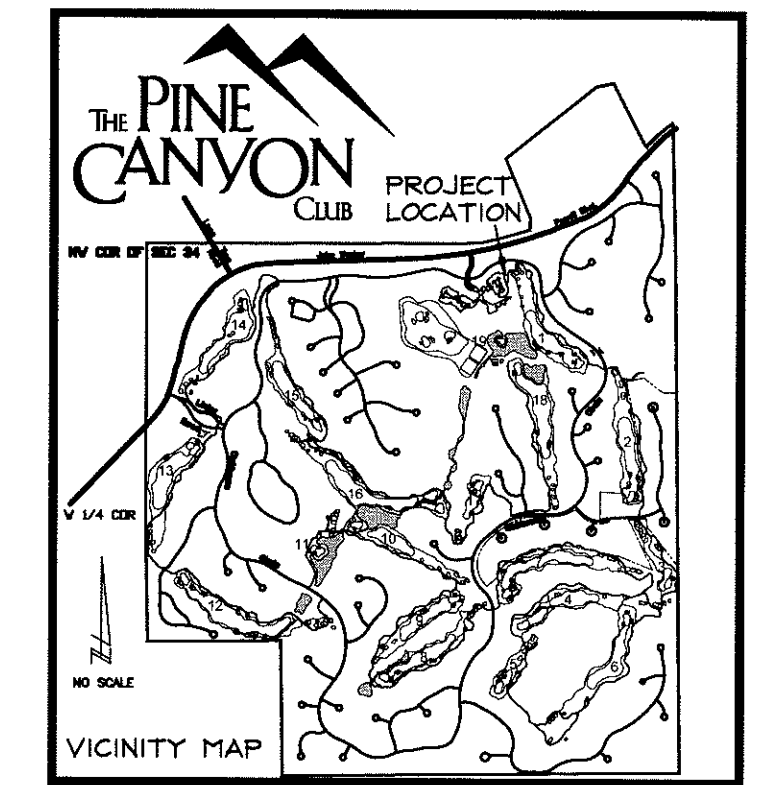


PRELIMINARY PLAT FOR CLUB CABIN CONDOMINIUMS 2 AT THE ESTATES AT PINE CANYON UNIT 1

LOCATED ON TRACT K THE ESTATES AT PINE CANYON UNIT 1
CASE 8 MAP 92, COCONINO COUNTY RECORDS LOCATED IN
SECTION 34, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY,
ARIZONA



Areas outside of the condominium unit boundaries are common element maintained by the P.O.A.

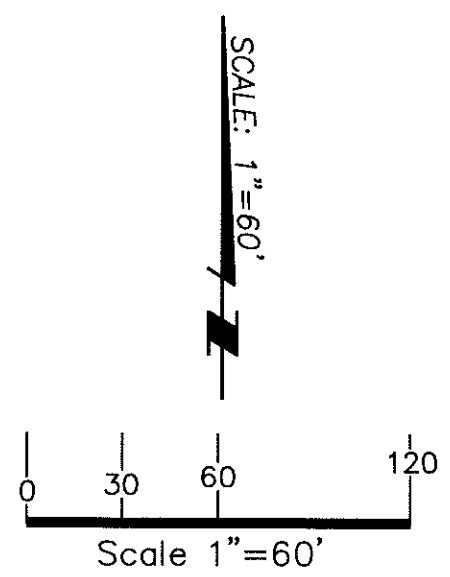


PARCEL DATA

SUBDIVISION: CLUB CABIN CONDOMINIUMS 2 @ THE ESTATES AT PINE CANYON UNIT 1
 TRACT: "K" OF THE ESTATES AT PINE CANYON UNIT 1
 PARCEL ADDRESS: 3000 S. CLUBHOUSE CIRCLE
 APN NUMBER: 105-10-497
 TOTAL ACREAGE: 10.881±
 EXISTING USE: CLUBHOUSE & CAMP PINE CANYON
 PROPOSED USE: 3 NEW CLUB CABIN CONDOMINIUMS
 RESOURCE PROTECTION OVERLAY: YES
 ZONING: R1 - SINGLE FAMILY RESIDENTIAL
 OWNER: TLC PC GOLF LLC
 1201 E. JOHN WESLEY POWELL BLVD.
 FLAGSTAFF, AZ 86005
 (928)779-5700

LANDSCAPE CALCULATIONS
 THREE NEW BUILDINGS PROPOSED @ 240 LF.
 EACH = 720 LF. 1 TREE / 25 LF. = 29 TREES
 REQUIRED. EXISTING TREES MAY BE UTILIZED TO
 SATISFY THIS REQUIREMENT. IF THERE ARE NOT
 ENOUGH EXISTING TREES NEW PLANTINGS WILL
 BE PROVIDED PER CODE.

ADEQUATE WATER SUPPLY
 THE CITY OF FLAGSTAFF PROVIDES WATER (UTILITY) SERVICE PURSUANT TO STATE LAW AND IS CURRENTLY OPERATING UNDER A DESIGNATION OF ADEQUATE WATER SUPPLY GRANTED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES, APPLICATION NO. 41-9000002.0002.



UTILITY COMPANY ACKNOWLEDGMENT

LETTER	DATE
UNISOURCE ENERGY	
LETTER SENT	
CENTURYLINK	
LETTER	
ARIZONA PUBLIC SERVICE	
LETTER SENT	
SUDDENLINK	

Use and Ownership Restrictions - Plat and CC&R Provisions.

- (a) **Use Restrictions.** Units may only be used or occupied by: (i) Pine Canyon Owners and Pine Canyon Club Members, and their families and invited guests; and (ii) invite only "Discovery Visits" for prospective Club Members and members of the public with a demonstrated interest in purchasing a Lot within the Pine Canyon Community. No single stay may exceed 21 contiguous days.
- (b) **Ownership Restrictions.** Units may only be owned by: (i) the Pine Canyon Club; or (ii) Pine Canyon Club Members. Units may be: (i) transferred between Pine Canyon Club Members; or (ii) if a Unit owner dies or surrenders the underlying Club Membership for any reason, the Unit may be transferred or willed to a Club Member (collectively, "Permitted Transfers").
- (c) **Maintenance and Repair.** The Pine Canyon Club shall be solely responsible for the operation, maintenance and repair of each Unit.
- (d) **Insurance.** The Pine Canyon Club shall maintain casualty and general liability insurance with respect to each Unit.
- (e) **Enforcement.** The City shall have the right to enforce the covenants and restrictions set forth in Paragraphs (a) through (d), above.

TRACT K OF THE ESTATES AT PINE CANYON UNIT 1 CASE 8 MAP 92, COCONINO COUNTY RECORDS. TRACT K WAS RESERVED BY THE OWNER AND DEVELOPER FOR GOLF COURSE OR ASSOCIATED USES. TRACT K WAS RESERVED FOR PINE CANYON GOLF CLUB.



Mogollon ENGINEERING & SURVEYING
1/07/21
MES# 15169

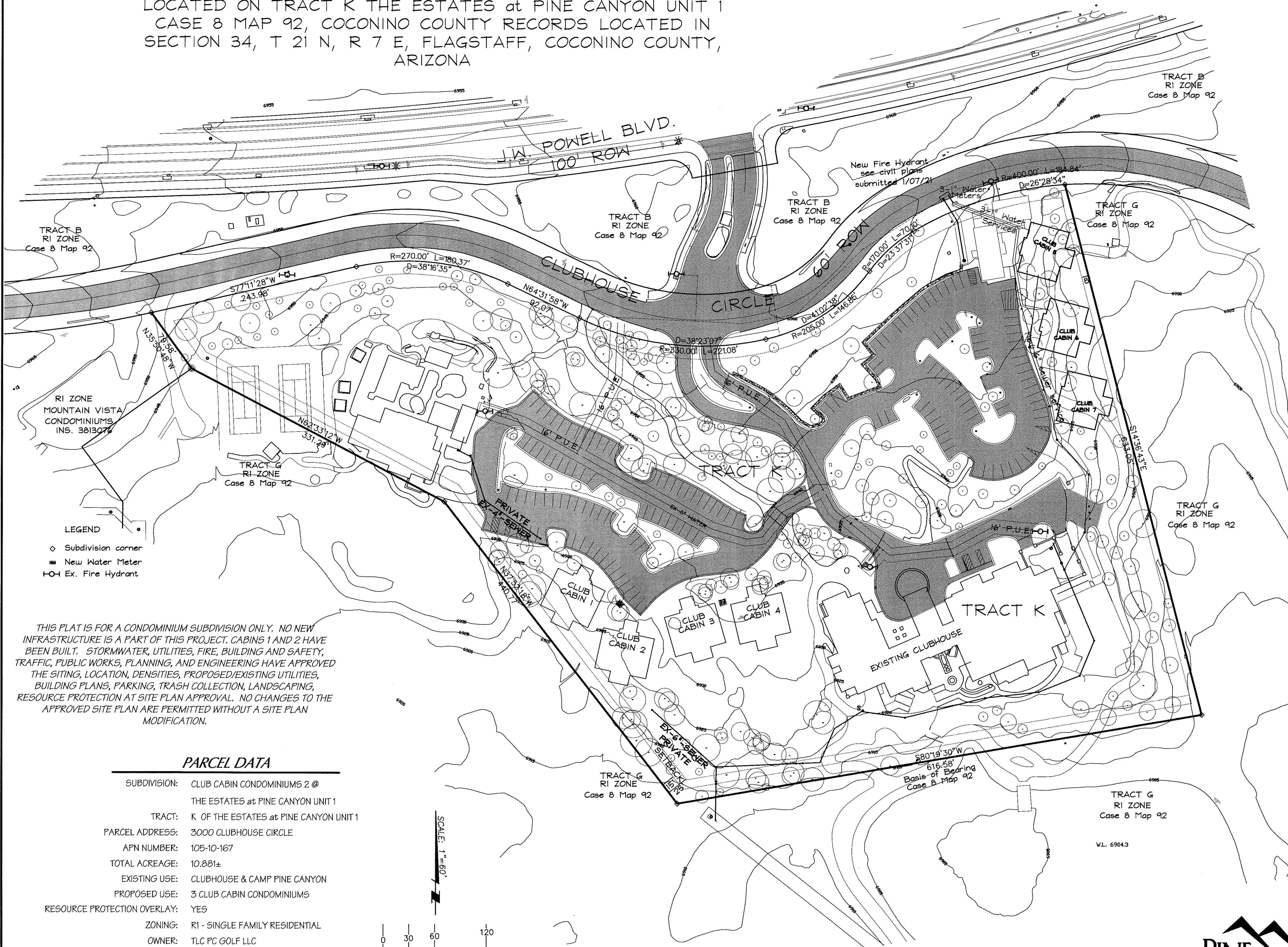
Mogollon ENGINEERING & SURVEYING
PRELIMINARY PLAT
CLUB CABIN CONDOMINIUMS 2
AT PINE CANYON

Mogollon ENGINEERING & SURVEYING
REGISTERED LAND SURVEYOR
23950
KENT V.
HOENSEN
1/11/17
AZ 00000001

Mogollon ENGINEERING & SURVEYING
PROJECT NO. 18164
REV. 01/07/21
DESIGNED BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]

PRELIMINARY PLAT FOR CLUB CABIN CONDOMINIUMS 2 AT THE ESTATES AT PINE CANYON UNIT 1

LOCATED ON TRACT K THE ESTATES AT PINE CANYON UNIT 1
CASE 8 MAP 92, COCONINO COUNTY RECORDS LOCATED IN
SECTION 34, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY,
ARIZONA



LEGEND & ABBREVIATIONS

—	CENTERLINE (CL or CL)
—	RIGHT OF WAY (R.O.W.)
—	PROPERTY LINE (PL or PL)
EX W	EXISTING WATER LINE
W	NEW WATER LINE (WL)
W-S	NEW SEWER LINE (SL)
FS	NEW FIRE SERVICE (FS)
WS	NEW WATER SERVICE (WS)
B5L	NEW BUILDING SUPPLY LINE (B5L)
SS	NEW SEWER SERVICE (SS)
EX S	EXISTING SEWER MANHOLE
S	NEW SEWER MANHOLE (MH)
—	EXISTING EDGE OF PAVEMENT / CURB
—	NEW EDGE OF PAVEMENT / CURB
—	PUBLIC UTILITY EASEMENT (PUE)
GL	GRADING LIMITS (GL)
EX OVHD	EXISTING OVERHEAD UTILITY LINE (EX OVHD)
⊙	EXISTING FIRE HYDRANT (EX FH)
⊙	NEW FIRE HYDRANT (FH)
⊙	EXISTING WATER VALVE (EX WV)
⊙	NEW WATER VALVE (WV)
⊙	EXISTING WATER METER (EX WM)
⊙	NEW WATER METER (WM)
⊙	EXISTING STREET LIGHT (EX SL)
⊙	NEW STREET LIGHT (SL)
X-ING	CROSSING
RP	RADIUS POINT
R	RADIUS
IS	INTERSECTION
DC	DEPRESSED CURB
BC	BACK OF CURB (TOP)
FC	FACE OF CURB (TOP)
BSW	BACK OF SIDEWALK
FSW	FACE OF SIDEWALK
C&G	CURB AND GUTTER
EOP	EDGE OF PAVEMENT
S/W	SIDEWALK
PKY	PARKWAY
D/W	DRIVEWAY
FL or FL	FLOWLINE
EG	EXISTING GRADE
FG	FINISH GRADE
EOL	END OF LINE BLOWOFF
TS&V	TAPPING SLEEVE and VALVE
SDMH	STORM DRAIN MANHOLE
DB	DRAIN BASIN
CB	CATCH BASIN
TW	TOP OF WALL
GB	GRADE BREAK
(TYP)	TYPICAL
EX	EXISTING
SHT	SHEET
VG	VALLEY GUTTER
FFE	FINISH FLOOR ELEVATION (PRELIMINARY)
EA	EACH
LF	LINEAL FEET
SF	SQUARE FOOT
SY	SQUARE YARDS
CY	CUBIC YARDS
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
G	GUTTER
P	PAVEMENT
C	CONCRETE
LT	LEFT
RT	RIGHT
TRANS	TRANSITION
B.F.P.	BACK FLOW PREVENTION
HC	HANDICAP
MES	MOGOLLON ENGINEERING & SURVEYING, INC.
E.V.	ELECTRIC VEHICLE
C.O.F.	CITY OF FLAGSTAFF

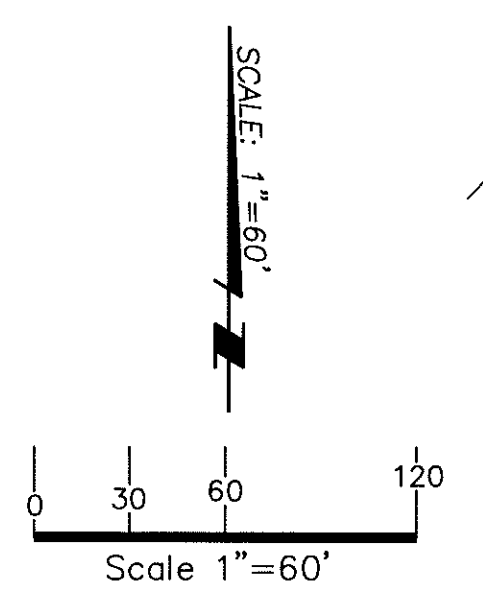
LEGEND

- ◆ Subdivision corner
- New Water Meter
- ⊙ Ex. Fire Hydrant

THIS PLAT IS FOR A CONDOMINIUM SUBDIVISION ONLY. NO NEW INFRASTRUCTURE IS A PART OF THIS PROJECT. CABINS 1 AND 2 HAVE BEEN BUILT. STORMWATER, UTILITIES, FIRE, BUILDING AND SAFETY, TRAFFIC, PUBLIC WORKS, PLANNING, AND ENGINEERING HAVE APPROVED THE SITING, LOCATION, DENSITIES, PROPOSED/EXISTING UTILITIES, BUILDING PLANS, PARKING, TRASH COLLECTION, LANDSCAPING, RESOURCE PROTECTION AT SITE PLAN APPROVAL. NO CHANGES TO THE APPROVED SITE PLAN ARE PERMITTED WITHOUT A SITE PLAN MODIFICATION.

PARCEL DATA

SUBDIVISION:	CLUB CABIN CONDOMINIUMS 2 @ THE ESTATES AT PINE CANYON UNIT 1
TRACT:	K OF THE ESTATES AT PINE CANYON UNIT 1
PARCEL ADDRESS:	3000 CLUBHOUSE CIRCLE
APN NUMBER:	105-10-167
TOTAL ACREAGE:	10.881±
EXISTING USE:	CLUBHOUSE & CAMP PINE CANYON
PROPOSED USE:	3 CLUB CABIN CONDOMINIUMS
RESOURCE PROTECTION OVERLAY:	YES
ZONING:	R1 - SINGLE FAMILY RESIDENTIAL
OWNER:	TLC PC GOLF LLC 1201 E. JOHN WESLEY POWELL BLVD. FLAGSTAFF, AZ 86005 (928)779-5700



TOPOGRAPHIC SURVEY WAS PERFORMED IN JANUARY OF 2014 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Mogollon ENGINEERING & SURVEYING
 411 W Santa Fe Avenue
 Flagstaff, Arizona 86001
 Phone: 928-214-0214

PROJECT NO: 15184
 DATE: 1/07/21
 DESIGNED BY: FN
 DRAWN BY: JMG
 CHECKED BY: JMG

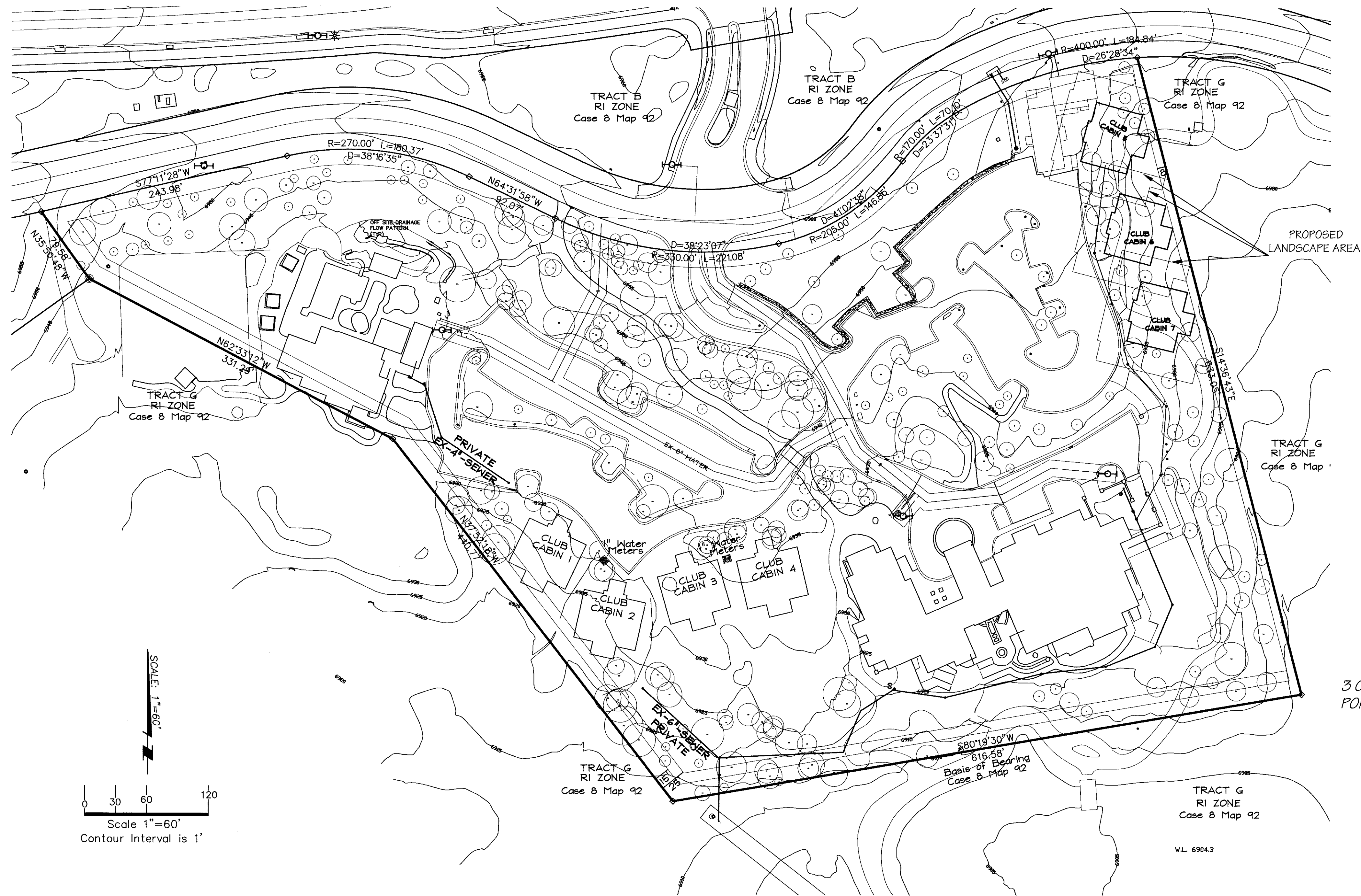
REVISIONS:
 1. 1/07/21

REG. LAND SURVEYOR
 23950
 NENT V.
 HOTTENPIELER
 ARIZONA

PRELIMINARY PLAT
 CLUB CABIN CONDOMINIUMS 2
 AT PINE CANYON
 1/07/21
 MES# 15169

PRELIMINARY PLAT FOR CLUB CABIN CONDOMINIUMS 2 AT THE ESTATES AT PINE CANYON UNIT 1

LOCATED ON TRACT K THE ESTATES AT PINE CANYON UNIT 1
CASE 8 MAP 92, COCONINO COUNTY RECORDS LOCATED IN
SECTION 34, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY,
ARIZONA



LANDSCAPE BUILDING
240 linear feet per building
1 TREE/25 linear feet

BUILDING 5
2-ex. 8" = -2 trees
1-ex. 10" = -2 trees
6 TREES REQUIRED

BUILDING 6
1-ex. 14" = -2 trees
1-ex. 10" = -2 trees
6 TREES REQUIRED

BUILDING 7
3-ex. 8" = -3 trees
1-ex. 10" = -2 trees
2-EX. 11" = -4 trees
1 TREES REQUIRED

PRE DEVELOPMENT TREE POINTS

1 POINT TREES	107 x 1	= 107
2 POINT TREES	76 x 2	= 152
4 POINT TREES	77 x 4	= 308
8 POINT TREES	44 x 8	= 352
20 POINT TREES	3 x 20	= 60
TOTAL TREE POINTS		= 979
50% OF TOTAL		= 490

POST DEVELOPMENT TREE POINTS

1 POINT TREES	101 x 1	= 101
2 POINT TREES	74 x 2	= 148
4 POINT TREES	61 x 4	= 244
8 POINT TREES	44 x 8	= 308
20 POINT TREES	3 x 20	= 60
TOTAL TREE POINTS		= 861
TREE SAVE PERCENTAGE		= 87.8

- 1 POINT TREES
- 2 POINT TREES
- 4 POINT TREES
- 8 POINT TREES
- 20 POINT TREES

SLOPE RESOURCE
EXISTING 17-24.99% SLOPE: 0 acres
EXISTING 25%-34.99%: 0 acres
EXISTING 35% SLOPE: 0 acres
SLOPE DISTURBANCE: 0 acres

FLOODPLAINS
NO URBAN FLOODPLAIN ON-SITE
NO RURAL FLOODPLAIN ON-SITE

TREE RESOURCE NOTE:
3 ONE POINT TREES TO BE REMOVED, 1 TWO POINT TREE TO BE REMOVED, 8 FOUR POINT TREES TO BE REMOVED

TOPOGRAPHIC SURVEY WAS PERFORMED IN JANUARY OF 2014 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Mogollon ENGINEERING & SURVEYING
 REGISTERED LAND SURVEYOR
 23850 KENT V. HORSMAN
 P.O. Box 1982, Flagstaff, AZ 86002
 Phone: 928-214-0214 • Fax: 928-813-0015
 PROJECT NO. 15149
 DATE 1/07/21
 DESIGNED BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]